



90 GRASMERE CRESCENT, KENDAL, CUMBRIA, LA9 6LN  
**£245,000**

**MILNE MOSER**  
SALES + LETTINGS



90 GRASMERE CRESCENT  
KENDAL  
CUMBRIA  
LA9 6LN



2



2



1

#### OVERVIEW

Located in the corner of a small cul de sac with green space at the front, this extended semi detached house is perfect for a growing family and has potential to extend and create a long term home. The current layout has a lounge and separate dining room - both with French doors to the rear garden and a light and bright kitchen. Both bedrooms are doubles and there is a modern bathroom. A good sized porch has been added at the front forming part of existing planning permission to extend both on the ground and first floors. The garden is to the front, side and rear and has been landscaped and well maintained. Ideal for young families or first time buyers, viewing is a must. Gas central heating and UPVC double glazed.

#### ACCOMMODATION

Approaching over the green and gated front garden, a UPVC double glazed door leads into:

#### PORCH

7' 9" x 4' 8" (2.36m x 1.41m)

An excellent addition to the property with space for coats and shoes. Frosted UPVC double glazed windows and a ceiling light. A part glazed door allows natural light into the hallway.

#### HALL

Frosted UPVC double glazed window to the side aspect. Stairs with storage beneath lead to the first floor and there is a radiator and a ceiling light. The contemporary decor leads up the stairwell and onto the landing.







#### LOUNGE

11' 0" x 19' 4" (3.35m x 5.89m)

Having reconfigured the internal layout, the current owners have created a good sized lounge with a UPVC double glazed window to the front and UPVC double glazed French doors leading to the rear garden. A cosy wood burner has a wooden mantel above and slate hearth and there are two ceiling lights and a radiator.

#### DINING ROOM

7' 5" x 9' 2" (2.26m x 2.80m)

Divided from the kitchen by an arch giving a semi open plan feel, the dining room has a radiator, ceiling light and built-in bookshelves. A pantry style cupboard has been created with a cold slab and shelving and there are UPVC double glazed French doors to the garden.

#### KITCHEN

9' 11" x 9' 8" (3.03m x 2.96m)

Fitted with pale wood effect base and wall units, dark worktops and tiled splashbacks. There is an electric hob with hood above, an electric double under counter oven and a stainless steel sink with drainer. Plumbing for a washing machine and space for both a tumble dryer and fridge freezer. UPVC double glazed windows face the front and rear aspect ensuring the kitchen has lots of natural light and there is a UPVC double glazed door to the side/front garden. Radiator and downlights.

#### LANDING

Frosted UPVC double glazed window to the side elevation. Access to the loft and a ceiling light. The boiler is located in the loft.

#### BEDROOM

14' 2" x 8' 11" (4.31m x 2.71m)

Having a pleasant angled view towards Scout Scar, the larger of the two double bedrooms has a radiator, a ceiling light and good sized over stairs cupboard with hanging space and shelf. Two UPVC double glazed windows.

#### BEDROOM

10' 5" x 10' 1" (3.17m x 3.08m)

UPVC double glazed window facing the rear aspect. Built-in cupboard, a ceiling light and radiator.





#### BATHROOM

6' 7" x 6' 2" (2.00m x 1.87m) max

Frosted UPVC double glazed window to the rear elevation. Fully tiled in stone effect tiles with mosaic border, the bathroom is fitted with a bath with Mira shower above, a pedestal wash hand basin and a WC. There is a ceiling light, extractor and chrome heated towel rail.

#### EXTERNAL

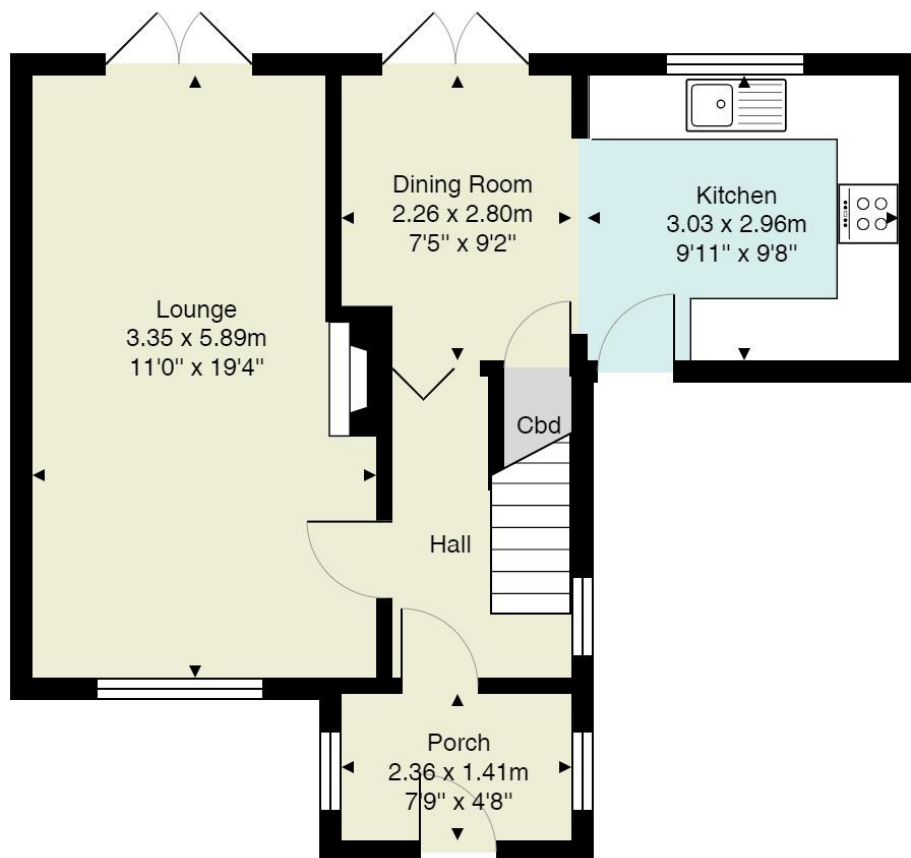
A gated path at the front leads through the gravelled front garden to the porch. A flower beds divides the front and side spaces and a path continues to the kitchen door. The side garden is lawned and bounded by an attractive stone wall. There is a narrow access to the rear garden. Perfect for dining and socialising, the rear garden is flagged and gravelled with an upper deck space and pond. Raised bed, tap and external light. The garden shed is to stay and has power and light connected and internal measurement of 7' 3" x 9' 3" (2.21m x 2.82m).

#### DIRECTIONS

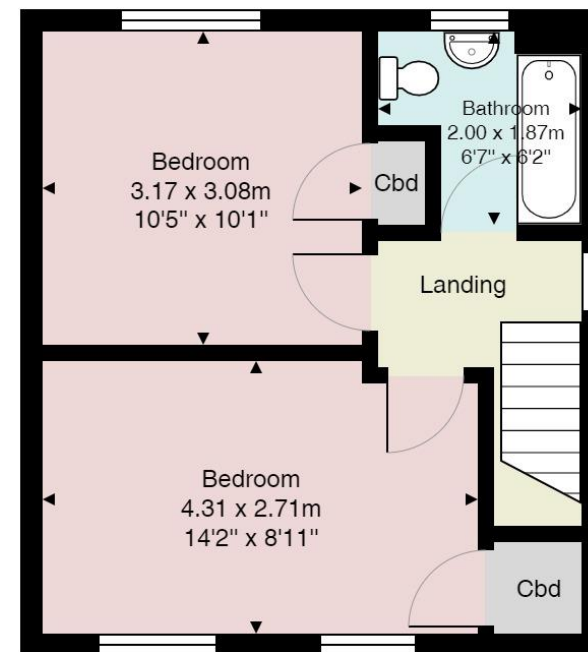
Leaving Kendal on Castle Street, continue under the railway onto Sedbergh Road. Turn left onto Sandylands Road and then left again towards Peat Lane. Continue up the hill, turning right onto Grasmere Crescent. Follow Grasmere Crescent round to the left with the property located in the corner of a small cul de sac with a green on the right hand.

what3words:///circle.almost.tuck





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: C

Details of the planning permission can be found on Westmorland and Furness Planning Portal Application number SL/2014/0963

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.